



CITY OF WESTMINSTER
PLANNING AND ZONING COMMISSION
MEETING SUMMARY

Thursday, August 9, 2018, at 7 PM
City Hall, 1838 Emerald Hill Lane

A meeting of the Westminster Planning and Zoning Commission was held at City Hall, 1838 Emerald Hill Lane in Westminster, Maryland 21157, on August 9, 2018, at 7 PM.

Chair Kevin Beaver, Commissioner Tom Herb, Commissioner Tom Rio, and Councilmember Ben Yingling were present. City staff Andrew Gray, Bill Mackey, and Samantha Schlitzer were also present.

The following were present and signed in: Ron Schmidt and Debbie Schmidt.

Chair Beaver opened the meeting at 7:00 PM.

Councilmember Yingling made a motion to approve the minutes from July 12, 2018. Commissioner Herb seconded. The motion passed.

Chair Beaver opened New Business Item A – County Liaison Report. Ms. Moser distributed a press release outlining new routes for the Trailblazer, Carroll County's public transit bus system. The new routes identified also add a new central hub to be located at the Business Employment Resource Center on North Center Street in Westminster. The central hub will connect five out of the six lines running throughout the County.

Chair Beaver opened New Business Item B – Proposed amended Plat for Mayors Manor at 97 West Green Street. Mr. Mackey provided background information on the proposed amended plat, stating that the purpose was to combine Lots 1 and 2 into a single Lot 1A and return the property to its pre-2003 condition. Staff recommended that the Planning and Zoning Commission consider approval of the plat, as presented.

Mr. John Lemmerman of RTF Associates, Inc., representing the applicant, mentioned that the property was one lot that had been previously subdivided for future development. Since new development had not taken place, the applicant is seeking to combine the two lots.

Commissioner Rio moved to approve the proposed amended plat in order to combine the two lots into one lot. Commissioner Herb seconded. The motion passed.

Chair Beaver opened New Business Item C – Proposed Plat for Westminster Station at 343 Baltimore Blvd. Mr. Gray provided background information, stating that the property is located at the corner of North Center Street and Baltimore Boulevard. The proposed final plat would create six separate parcels: one for a dealership, one for a retail center, and four for State and City rights-of-way. Staff recommended that the Planning and Zoning Commission consider approval of the plat with the condition that the site plan meet current standards for stormwater management and either exclude automobile maintenance and cleaning facilities or provide all improvements to address automobile maintenance and cleaning facilities.

Commissioner Herb asked if the proposed dealership will be utilizing the existing facility on that property. Mr. Mackey mentioned that all proposed development is new; the existing dealership is proposed to be removed. Chair Beaver inquired about expanding sidewalk connectivity. Mr. Mackey stated that there are additional sidewalks proposed by the plan.

Commissioner Rio moved to approve the proposed plat to create two commercial lots, upon meeting the conditions of stormwater management. Councilmember Yingling seconded. The motion passed.

Chair Beaver opened New Business Item D – Proposed Site Plan for Westminster Station at 343 Baltimore Blvd. Mr. Mackey stated that although the item was expected to be ready when the agenda was posted, it was not ready at this time for presentation, as it was still under review by some agencies. Mr. Mackey requested a postponement, and the Chair postponed Item D for future consideration.

Councilmember Yingling moved to reschedule the next meeting of the Commission from September 13 to September 11, based on discussion by the Commission regarding schedule conflicts identified by several Commissioners. Commissioner Rio seconded. The motion passed.

Mr. Mackey asked for feedback on the revised agenda format and decorum statement. Commissioners unanimously approved the new format.

Mr. Gray conveyed that on Tuesday, July 17, 2018, the Board of Zoning Appeals approved Case #18-03 for a change of non-conforming use from a multi-family use to an office use at 153 West Main Street. The BZA also approved Case #18-04 related to an appeal regarding a determination by the City's Director of Community Planning and Development of a proposed use for the property located at 11 Wimert Avenue. Finally, the BZA approved Case #18-05 on August 7, 2018, for a proposed automobile car wash use to be located at the Honda dealership on 580 Baltimore Boulevard.

Councilmember Yingling moved to adjourn. Commissioner Rio seconded. The Commission adjourned at 7:34 PM.